



# TOWN OF EAST HARTFORD

## Development & Planning Department

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### CANNABIS ZONING REGULATIONS

Approved 11/09/22. Effective 11/29/22.

#### Section 200 Definitions

Cannabis Hybrid Retailer: A Facility licensed by the Department of Consumer Protection to purchase cannabis and sell cannabis and medical marijuana products.

Cannabis Retailer: A facility, excluding a dispensary facility and hybrid retailer, licensed by the Department of Consumer Protection to purchase cannabis from producers, cultivators, micro-cultivators, product manufacturers and food and beverage manufacturers and to sell cannabis to consumers and research programs.

Cannabis Dispensary: A facility licensed by the Department of Consumer Protection where cannabis may be dispensed, sold, or distributed pursuant to Section 21a – 408h of the Connecticut General Statutes and any regulations adopted thereunder.

Cannabis Cultivator: A facility that is licensed by the Department of Consumer Protection to engage in the cultivation, growing and propagation of the cannabis plant at an establishment with not less than fifteen thousand square feet of grow space.

Cannabis Micro-cultivator: A facility licensed by the Department of Consumer Protection to engage in the cultivation, growing and propagation of the cannabis plant at an establishment containing not less than two thousand square feet and not more than ten thousand square feet of grow space, prior to any expansion authorized by the commissioner.

Cannabis Food and Beverage Manufacturer: A facility licensed by the Department of Consumer Protection to acquire cannabis and creates food and beverages.

Cannabis Delivery Service: A facility licensed by the Department of Consumer Protection be used for the delivery of cannabis and/or cannabis products.

Cannabis Producer: A facility licensed by the Department of Consumer Protection as a producer pursuant to Section 21a - 408i of the Connecticut General Statutes and any regulations adopted thereunder.

Cannabis Product Manufacturer: A facility licensed by the Department of Consumer Protection licensed to obtain cannabis, extract, and manufacture products exclusive to such license type.

Cannabis Product Packager: A facility licensed by the Department of Consumer Protection to package and label cannabis.

Cannabis Transporter: A facility licensed by the Department of Consumer Protection to transport cannabis between cannabis establishments, laboratories and research programs.

## **Industry 2 (I-2) Zone; Section 502.2 Special Permit Uses**

### **Business 3 (B-3) Zone; Section 403.2 Special Permit Uses**

- xx. Cannabis retailer, cannabis hybrid retailer, or Cannabis Dispensary subject to the review provisions of Section 207 Special Permit Uses, and provided that:
  - 1. No building, structure or premises shall be used and no building or structure shall be erected or altered that is arranged, intended or designed to be used as a cannabis retailer or cannabis hybrid retailer, or Cannabis Dispensary if any part of such building, structure or premises is situated:
    - a. Within five hundred (500) feet in radius from any part of any building, structure or premises used for the purpose of a public school, a duly authorized school other than a public school, an institution of higher learning, house of worship, charitable institution whether supported by public or private funds, library, public playground, Town parks and recreation facilities, daycare centers/nurseries, municipal fire or police station, municipal town hall or other municipal or Board of Education facility open to the public.
    - b. Within two hundred (200) feet in radius from any residential zoning district.
  - 2. A proposed security plan for the cannabis retailer, cannabis hybrid retailer, or cannabis dispensary shall be outlined in a report to be reviewed and approved by the East Hartford Chief of Police.
  - 3. The Fire Department shall review and approve the proposal and report on the fire-fighting feasibility of the proposed cannabis retailer, cannabis hybrid retailer, or cannabis dispensary.
  - 4. The applicant shall have received provisional license approval from the State Department of Consumer Protection to operate a cannabis retailer, cannabis hybrid retailer, or cannabis dispensary establishment.
  - 5. Hours of operation shall be limited to between 8 a.m. – 10 p.m., Monday through Saturday, and between 10 a.m. – 6 p.m., Sunday.
  - 6. The applicant shall submit a sign package for review and approval by the Commission.

**Industry 2 (I-2) Zone; Section 502.2 Special Permit Uses**

**Industry 3 (I-3) Zone; Section 503.2 Special Permit Uses**

**Business 3 (B-3) Zone; Section 403.2 Special Permit Uses**

xx. Cannabis cultivator, cannabis microcultivator, cannabis food and beverage manufacturer, cannabis producer, cannabis product manufacturer, cannabis product packager, cannabis delivery service, or cannabis transporter subject to the review provisions of Section 207 Special Permit Uses, and provided that:

1. The production and/or storage of cannabis shall be conducted indoors.
2. A proposed security plan for any cannabis facility shall be outlined in a report to be reviewed and approved by the East Hartford Chief of Police.
3. The Fire Department shall review and approve the storage of fertilizers associated with the production of cannabis and the fire-fighting feasibility of the proposed facility.
4. The production and/or storage of cannabis shall not create the emission of dust, odor, fumes, smoke, wastes, noise, vibrations, traffic, and environmental impacts to surrounding properties.
5. As part of the application for a cannabis establishment other than a cannabis delivery service or cannabis transporter facility, the applicant shall demonstrate that the facility has provisions for odor monitoring and mitigation, even with an interruption to power supply, and that odors and fumes will be substantially removed from the air prior to being vented from the building.
6. Any proposed retail use shall be subject to the requirements of a cannabis retailer and hybrid retailer.
7. Hours of operation for a delivery service shall be limited to between 6 a.m. – 12 a.m., Monday through Saturday, and between 8 a.m. – 8 p.m. on Sunday.
8. The applicant shall submit a sign package for review and approval by the Commission.